

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Recreational Use Zone to Residential Use Zone in Sy.No. 163(P) of Khajaguda Village, Serilingampally Mandal R.R. District to an extent of 1052 Sq.mtrs and Realignment of proposed 36 mtr wide Master Plan road from Khajaguda – Nanakramguda passing through Sy.No. 163 along the existing 14 feet wide road and portion of the land falling in deleted earlier road alignment to the extent of 2282.11 Sq.Mtrs earmarked as Residential Use Zone – Draft variation – Notification – Confirmed – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I<sub>1</sub>) DEPARTMENT**

**G.O.Ms.No. 236**

**Dated:02.06.2010.**

Read the following:

1. From Sri B. Ravindranath Yadav, R/o H.No. 8-2-55, Panjagutta, Hyderabad, Ir. dt: 10.12.2007.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.614/CLU/CDA/ 2008, Dated:17.11.2008.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.614/CLU/CDA/Plg/ 2008, Dt:15.06.2009.
4. Government Memo No. 26382/I1/2008, Municipal Administration & Urban Development Department, dated: 30.06.2009.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority Lr No. 614/CLU/Plg./H/CDA/2008, Dated: 22.10.2009.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority Lr No. 614/CDA/Plg./HMDA/2008, Dated: 21.01.2010.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan of Cyberabad Development Authority Area issued in Government Memo 4<sup>th</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 306, Part-I, dated: 02.07.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,78,358/- (Rupees Two lakhs Seventy Eight thousands Three hundred and Fifty Eight only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:10.05.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVRNER OF ANDHRA PRADESH)

**T.S. APPA RAO,**

**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,

Hyderabad Metropolitan Development Authority, Hyderabad.

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The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)  
The District Collector, Ranga Reddy District,  
Hyderabad.  
Sf /Sc

// FORWARDED :: BY ORDER //

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Cyberabad Development Authority Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 306, Part-I, dated: 02.07.2009 as required by sub-section (3) of the said section.

**VARIATION**

Site in Sy.No. 163(P) of Khajaguda Village, Serilingampally Mandal R.R. District to an extent of 1052 Sq.Mtrs. which is presently earmarked for Recreational Use Zone in the notified Master Plan of Cyberabad Development Authority area is designated as Residential Use Zone.

The proposed 36 mtrs, wide Master Plan road from Khajaguda – Nanakramguda road passing through Sy.No. 163 is realigned along existing 14 feet road (towards western side of 14 feet katcha road) passing through the same Sy.No. and the portion of the land falling in deleted earlier road alignment i.e., 2282.11 Sq.Mtrs is earmarked as Residential use, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
10. the applicant should submit the NOC/FTL sketch from the Irrigation Department and NOC from Collector, R.R.District before approach building permission from the GHMC.

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11. the applicant shall be maintain 30 mtrs. buffer belt from the tank.
12. the applicant should provide minimum 40' wide B.T. approach road to the site under reference before applying Development Permission to GHMC.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Vacant Land  
**SOUTH:** Vacant Land  
**EAST** : Existing Houses  
**WEST** : Vacant Land

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**